



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
www.cityofracine.org

## Meeting Minutes - Draft

### Redevelopment Authority of the City of Racine

*James Spangenberg  
Gregory Holding  
Robert Anderson  
Jen Adamski-Torres  
Doug Nicholson  
John Crimmings*

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Monday, February 20, 2017

6:00 PM

City Hall, Room 205

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#### **NOTICE: This is a Special Meeting of the RDA.**

*A joint meeting with the Committee of the Whole of the Common Council, City of Racine*

#### **Call To Order**

*The meeting was called to order by President Wiser at 6:00 p.m.*

**PRESENT:** 5 - James Spangenberg, Robert Anderson, Jen Adamski-Torres, Doug Nicholson and John Crimmings

**EXCUSED:** 1 - Gregory Holding

[150-17](#)

**Subject:** To receive an update on the proposed Event Center from the Administration.

*Development Director/RDA Executive Director Any Connolly provided an overview of the project review process and the three phases. Director Connolly described the redevelopment team composition. She described the steps forward to get to the decision to proceed, or not proceed with Racine's arena study.*

*Geoff Dickinson of the consulting firm SB Friedman reviewed an arena case study involving Allentown. P.A. and the PPL Center.*

*Steve Friedman of SB Friedman outlined the three phases of the review process and the decision points along the way.*

*Discussion ensued between Common Council members, RDA members, SB Friedman representatives and Director Connolly. Discussion points included: general location of the proposed arena, transferability of information gained by the study, potential partners to offset the costs, concerns about tax payer liabilities, robustness of the proposed study, ownership of the proposed hotel and associated costs, arena capacity, assurances for Phase 1 project costs and revenue estimates, previous (2016) discussions regarding the arena proposal and partners, funding for study,.*

*A motion was made by Alderwoman Weidner and seconded by Alderman Shields to suspend the rules and allow public comments. With Aldermen DeHahn and Morgenroth objecting, the motion passed and President Wiser opened the floor for public comment. 14 persons spoke as follows: 9 in favor, 3 opposed 2 expressing concerns but need more information.*

*Comments received were: need to do due diligence, City debt already too great, need to promote manufacturing jobs, risks understated and benefits overstated, need better freeway access more than an arena, positive impact of arena far reaching for Racine, need something to draw more people to the downtown, economic benefit need to be fully understood, Allentown P.A. geographically different than Racine, concern with level of attraction for a hockey team, need to offset cost of Phase 1 study, need for private investment to participate in the project, increase sale tax to help pay for arena, demographic issues need to be understood, need to better communicate what success looks like and what other activities can be accommodated by the arena, project helps project a future/forward looking vision of Racine. Hearing no objections, President Wiser closed the public comment period.*

*Alderman Shields commented that a referendum should be considered. He also inquired as to the status of the previous arena proposal to which the Mayor Dicker explained that this evening's discussion is part of the evolution of last summer's discussions on this matter.*

*Alderman Perez asked about the integration of the current civic center facilities into this proposal. Director Connolly stated that current operations will be studied.*

**A motion was made by Authority Member Anderson, seconded by Authority Member Nicholson, to receive and file the item. The motion PASSED by a Voice Vote.**

## **Adjournment**

*Meeting adjourned.*

*Respectfully submitted,*

*Matthew G. Sadowski  
Assistant Director of City Development*